

**Table 2**  
**PLANNED LAND USE AND ZONE DISTRICT CONSISTENCY MATRIX**

<b><u>PLANNED USE</u></b>	<b><u>CONSISTENT ZONE DISTRICT</u></b>	<b><u>CONSISTENT DENSITY (RESIDENTIAL)</u></b>
<b><u>Residential Uses</u></b>		
Rural	AE-20, AE-5, R-A	0.0 – 1.21 Dwelling Units/Acre
Low	R-1-A, R-1-AH, R-1-E, R-1-EH, R-A****	0.0 – 2.18 Dwelling Units/Acre
Medium Low	R-1-B, R-1-C, R-1	2.19 – 4.98 Dwelling Units/Acre
Medium	R-1, MH	4.99 – 10.37 Dwelling Units/Acre
Medium High	R-2-A, R-2, T-P, R-P*	10.38 – 18.15 Dwelling Units/Acre
High	R-3-A, R-3, R-4†, C-P*	18.16 – 43.56 Dwelling Units/Acre
<b><u>Commercial Uses</u></b>		
Parking	P	
Office	RP-L, R-P**, C-P**, S-L, R-P Planned Office Development, C-P Planned Office Development	
Neighborhood	C-1, C-L, P****	
Limited Neighborhood	C-L	
Community	C-2, P****	
Commercial Recreational	C-R, P****	
General, Heavy Strip	C-4††, C-5, C-6, C-R, S-L, P****	
Business Park	C-P, M-1-P, M-1***	
Regional	C-3, C-4, P****	
Commercial (Central Area)	†† (as defined by the Central Area Community Plan)	
Commercial Mixed Use Level I	†† (as defined by the Central Area Community Plan)	
Commercial Mixed Use Level II	†† (as defined by the Central Area Community Plan)	

<b><u>PLANNED USE</u></b>	<b><u>CONSISTENT ZONE DISTRICT</u></b>	<b><u>CONSISTENT DENSITY (RESIDENTIAL)</u></b>
<b><u>Industrial Uses</u></b>		
Light	C-M, M-1, M-1-P, S-L	
Heavy	M-2, M-3, S-L	
Commercial/Industrial (Central Area)	(as defined by the Central Area Community Plan)	
<b><u>Other Uses</u></b>		
Open Space	O, AE-20	
Agricultural	O, AE-20	
Public Facilities	All districts unless specifically prohibited and subject to provisions of Section 12-403 and subject to a conditional use permit	

\* In the R-P or C-P zone district(s), pursuant to a conditional use permit for a residential mixed use development, a maximum of thirty-five percent of the property may be developed with the non-residential uses permitted in those zone districts, subject to the criteria of FMC Subsection 12-306-N-51.

\*\* In the R-P or C-P zone district(s), pursuant to a conditional use permit for a residential mixed use development, a maximum of thirty-five percent of the property may be developed with the residential uses permitted in those zone districts, subject to the criteria of FMC Subsection 12-306-N-51

\*\*\* Subject to M-1-P development standards of FMC Subsection 12-225.5 except size of new district.

\*\*\*\* Subject to amendment to FMC Section 12-403

† Thirty or more dwelling units per acre in the R-4 zone district only, subject to a conditional use permit.

†† Within the Central Area Community Plan, bounded by Freeways 99, 180, and 41 and as may be provided by community plan and specific plan amendments to implement mixed use strategies of the general plan.